

1 WEST VALLEY CITY, UTAH

2
3 ORDINANCE NO. _____

4
5 Draft Date: 03/29/10 _____

6 Date Adopted: _____

7 Date Effective: _____

8
9 AN ORDINANCE AMENDING SECTION 7-9-115 OF THE
10 WEST VALLEY CITY MUNICIPAL CODE TO EXCLUDE
11 HISTORICALLY DIRT DRIVEWAYS FROM THE
12 REQUIRMENT TO SURFACE WITH ASPHALT OR
13 CONCRETE.

14
15 WHEREAS, there are many houses in West Valley City that were built prior to the
16 City's incorporation and without a driveway surfaced with asphalt, concrete or even gravel; and

17
18 WHEREAS, those driveways are dirt and have historically existed as dirt only
19 driveways; and

20
21 WHEREAS, the staff recommends that those historically dirt driveways be exempt from
22 the requirement to pave with asphalt or concrete; and

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24 WHEREAS, the staff recommends that those historically dirt driveways be required to
25 surface with gravel; and

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27 NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City,
28 Utah, as follows:

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30 Section 1. Repealer. Any other provision of the West Valley City Municipal Code
31 found to be in conflict with this Ordinance is hereby repealed.

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33 Section 2. Amendment. Section 7-9-115 of Title 7 of the West Valley City
34 Municipal Code is hereby amended as follows:

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36 7-9-115. SURFACING.

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38 (1) All minimum number of off-street parking spaces and maneuvering areas shall be paved
39 and permanently maintained with asphalt or concrete except:

40 a. Dirt driveways in existence as of April 1, 2010, that have never been hard
41 surfaced or graveled may be surfaced with gravel.

42 (2) Agricultural and heavy equipment uses will be evaluated as to their impact on City
43 streets, neighboring properties and the subject property with appropriate dustless
44 surfacing to be determined by the Zoning Administrator. Access to detached garages,
45 which provide parking areas in excess of minimum parking stall numbers, shall provide
46 an appropriate dustless surface provided the minimum front yard driveway is paved with

47 asphalt or cement. A dustless surface can be gravel provided the gravel is a minimum of
48 four inches deep, contained with durable borders and weed and grass free.

49 (3) All off-street parking areas for single-family dwelling or duplex lots shall meet the
50 following standards:

- 51 a. All parking and maneuvering areas, in addition to the minimum required, shall be
52 paved and permanently maintained with a hard surface, or gravel.
53 b. Whenever gravel is used for parking and maneuvering in a residential zone, the
54 gravel must be a minimum of four inches deep, compacted, free of grass and
55 weeds, and contained with durable borders.
56 c. For the purposes of this Section, a hard surface shall only include concrete,
57 asphalt, brick pavers and stone pavers.
58 d. Hard surfaced parking strips with a minimum width of two feet (2') each may be
59 used for parking and maneuvering areas instead of a solid driveway. Landscaping,
60 as defined in Section 7-1-103, must be installed and maintained in a healthy
61 condition between the parking strips. For the purposes of the determining the hard
62 surface percentage in the front yard for item e below, the landscaped space
63 between the parking strips shall be included in the hard surface percentage.
64 e. In order to allow double driveways, and to allow hard-surface access to the rear
65 yard, up to, but not more than, 40 percent of a front yard may be covered with a
66 hard surface. Lots with duplexes, twin home lots, cul-de-sac lots, or lots on major
67 streets needing circular driveways may increase the hard-surface percent to 50
68 percent.

69 (4) All off-street vehicle parking must occur in an area that meets the requirements of
70 Subsections 1, 2 and 3 of Section 7-9-115. No parking shall be allowed in landscaped
71 areas.

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73 **Section 3. Severability.** If any provision of this Ordinance is declared to be invalid
74 by a court of competent jurisdiction, the remainder shall not be affected thereby.

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76 **Section 4. Effective Date.** This Ordinance shall take effect immediately upon
77 posting in the manner required by law.

78
79 **PASSED and APPROVED** this _____ day of _____, 2010.

80
81 WEST VALLEY CITY

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84
85 _____
86 MAYOR

87 ATTEST:

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89
90 _____
91 CITY RECORDER